

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/00816/MATAMD

Ward:
Chislehurst

Address : Plot 2 Lyridon The Drive Chislehurst

OS Grid Ref: E: 545508 N: 168975

Applicant : Modium Developments Ltd

Objections : YES

Description of Development:

Application for minor material amendment to approved dwelling at Plot 2 to enable provision of 4 rooflights to rear elevation

Proposal

This minor material amendment is proposed in respect of four rooflights which are sought in order to serve habitable rooms within the loft space. These will be situated along the rear roof slope (the northern elevation).

Location

The application dwelling forms one of two houses which have been built on land which formerly formed part of the garden associated with "Lyridon". Access to the houses is via The Drive, a residential cul-de-sac situated off Leasons Hill. The application property adjoins 1 Robin Hood Cottages along its northern boundary.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. Representations were received from the Chislehurst Society which raised concerns on the basis that the proposed rooflights may result in the overlooking of neighbouring gardens.

Comments from Consultees

Not applicable

Planning Considerations

Policies BE1 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure that new development does not adversely affect neighbouring amenity, and achieve a satisfactory standard of design.

Planning History

The site is the subject of a considerable planning history. Following various refusals, planning permission was granted for the application dwelling (together with one other dwelling ("Plot 1") under ref. 12/00267. This was subject to a legal agreement which was subsequently implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Given its orientation and relationship to the neighbouring dwellings at "Robin Hood Cottages" and "Finchfield" it is not considered the proposed rooflights will adversely affect neighbouring amenity in terms of overlooking and loss of privacy. The northern site boundary will contain vegetative screening, which will restrict views in the direction of "1 Robin Hood Cottages". Furthermore, the number of rooflights proposed is limited to four, and in view of their position within the roof slope it is considered that potential overlooking will be adequately restricted.

No objection is raised in terms of the impact of the rooflights on local character, particularly given their position along the rear elevation.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00267 and 13/00816, excluding exempt information.

RECOMMENDATION: PERMISSION

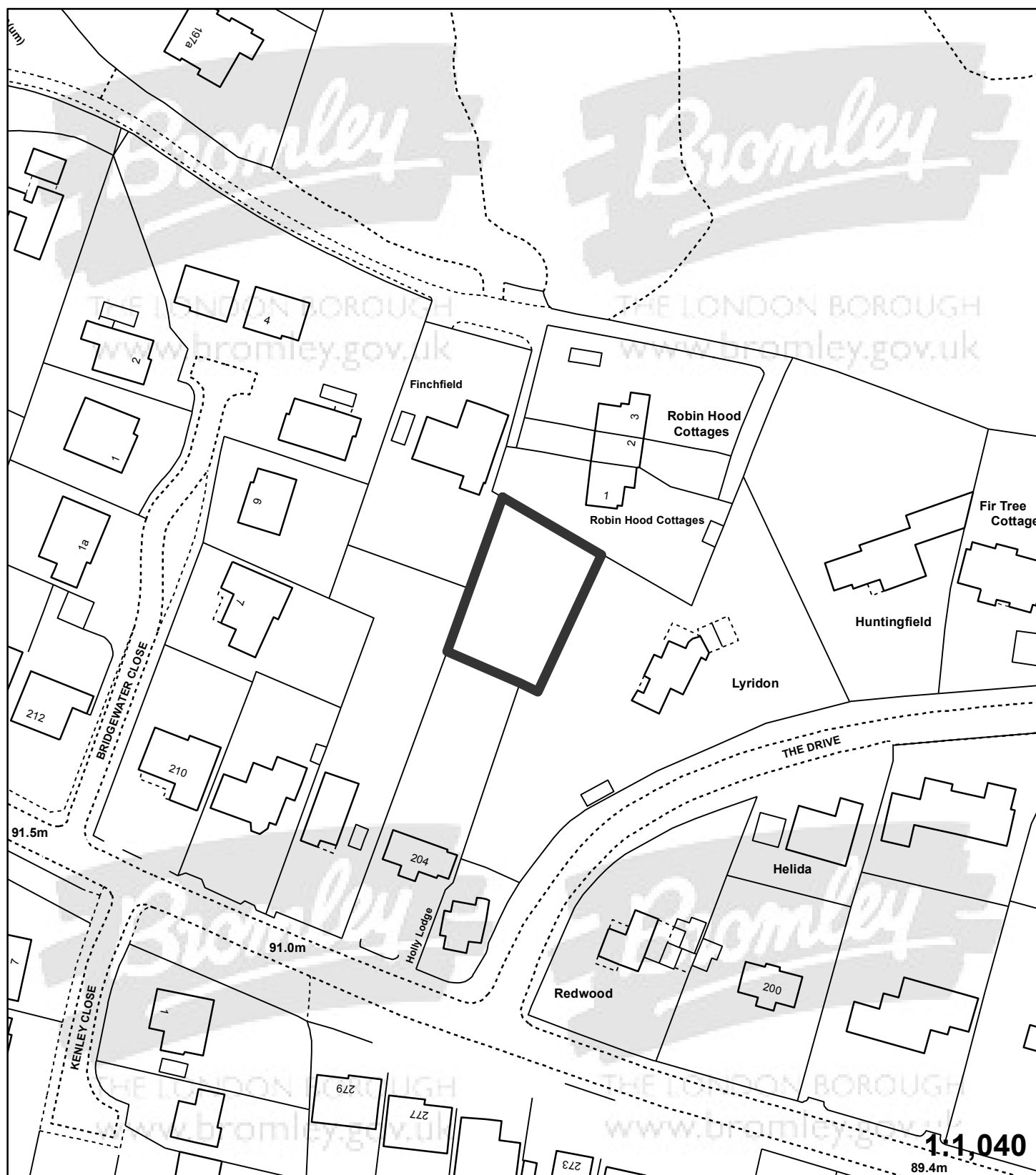
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 4 | AJ01B | Justification GENERIC reason FULL6 apps |

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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